

# Countryside Condominiums



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## Contact

Countryside HOA  
c/o Welch Randall

Manager: Brad Randall  
(801) 960-4152  
[brad@welchrandall.com](mailto:brad@welchrandall.com)

If you have any questions about your account, please contact Brad at [brad@welchrandall.com](mailto:brad@welchrandall.com).

We encourage you to download the **AppFolio** mobile app. Through the app, you can submit online HOA payments, as well as maintenance requests and any associated photos of areas needing repair or maintenance.

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## HOA Fee Payment

Please make your \$305 HOA payment by the 10th of the month to avoid late fees.

Online payments:  
[www.welchrandall.com](http://www.welchrandall.com)

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## Save the Date

### Next Board Meeting:

**October 26 @ 7:00 p.m.**

A few days before the meeting, Brad Randall will email the Zoom link to all owners.

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## Emergency Numbers

Midvale Police: **911**

Unified Police Midvale Precinct:  
**(385) 468-9330**

Midvale Animal Control:  
**(801) 840-4000**

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## Approximate Dates to Note in the Remainder of 2023

- Sprinklers have been turned off. Pond will be emptied.
- Rain gutter clean-out
- Fall cleanup will be done in November

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## Votes taken by Board

- Approved payment for an owner's chimney repair.
- Approved payment for an owner's water damage from a sprinkler leak.
- The board received and approved a bid from Sterling Tree Co. for further tree work to be done Nov. 3.

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## Other Items of Interest

- \*\* 54 owners have responded to the garage / carport survey. If you have not responded to this survey, Brad will be reaching out to you for your response.
- \*\* The FHA approval process is underway.
- \*\* Our "Dumpster Days" were a success again this year, with both dumpsters completely full when they were hauled away at the end of the rental period.
- \*\* The asphalt project has been completed. There was some delay and an extra day of slurry-coating because some cars were not moved before the asphalt company arrived on the initial work day. One newly-surfaced area was damaged due to someone driving on it too soon.
- \*\* Striping of the visitor parking and carport stalls has been completed.
- \*\* Two electrical boxes near the pond were repaired. When a tree up front was removed, the workers who cut the tree in pieces mistakenly cut the wires connecting those boxes.
- \*\* Bids are still being sought for outdoor railing repairs, a fence repair near the front of the community, painting, and pool repair by CPO (our current pool maintenance provider).
- \*\* An RV lot audit was performed to determine what and how many vehicles are using the lot, and what size parking areas are being used.
- \*\* Units 18-19 have a water pressure valve in need of repair. Brad will ask the company which has done previous repairs here to make this repair also.
- \*\* Mountain Standard Time returns Nov. 6; turn your clocks back 1 hour
- \*\* Salt Lake County Mayor Jenny Wilson announced her proposed budget will include FREE admission to County rec centers for all children 18 and younger. The Salt Lake County Council must approve this. If you would like the County Council representatives to vote for this inclusion, their contact information can be found at <https://slco.org/council/contact>
- \*\* Midvale City has a new website, [midvale.utah.gov](http://midvale.utah.gov)
- \*\* There is also a new website to report a problem on public property (broken water main, non-working traffic light, etc.):  
<https://midvalece.portal.iworq.net/portalhome/midvalece>

Salt Lake County Animal Services:  
(385) 468-7387  
After Hours: (801) 743-7045  
M-F 8:00am-5:00pm

Midvale Senior Center  
385-468-3350  
7550 S. Main St.

Please report suspicious activity, break-ins, and loose animals to the appropriate department. Also, inform Welch Randall of any issues that arise.

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## Contractor Issues

**Issues with contractors must be communicated to Brad at Welch Randall, not directly to the workers on site.** If contracted work is not being performed in the manner we have requested and contracted for, we need to know.

**Thank you for informing us of items needing specific attention.**

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## Upcoming Midvale Events

**Oct. 28 (Saturday)** Trick or Treat on Main Street @ Midvale City Hall, 7505 Main Street, 12 noon to 5:00 pm.

**Nov. 2 (Thursday)** Dia de los Muertos at the Tyler Library, 5:00 – 8:00 pm, 8041 S. Wood St. (55 West)

**Nov. 10 (Friday)** Utah Food Bank Distribution at Cornerstone Evangelical Free Church, 10:00 am, 7762 S. Main St., Midvale

**Dec. 9 (Saturday)** Light Up Main Street, our holiday lighting event. 6:00 – 9:00 pm, at 7505 Holden Street (Midvale City Hall. Meet Santa, roast s'mores over fire pits, sip hot chocolate, enjoy carolers, and explore the holiday market for unique gifts.

**Dec.15 (Friday)** Coffee With The Mayor (Mayor Marcus Stevenson), at Tres Gatos Coffee, 5:30 to 6:30 pm, 7567 S. Main Street, Midvale. This event is held on the 3<sup>rd</sup> Friday of each month at Tres Gatos.

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## FRIENDLY REMINDERS

**Please be mindful to not put large household appliances, mattresses, furniture, and the like into or around the dumpsters.** In 2022, thousands of dollars were spent on special call-outs to haul off non-permitted large-items. Recently, someone doing remodeling removed iron railings (perhaps from a loft area?) and left them by the northeast dumpster. Our HOA dues are better spent on projects that benefit the whole community. Thank you.

We continue to see situations in the community where **some dog owners do not clean up after their dogs**. Other community members, including children and grandchildren, also use grassy areas, so **dog feces MUST be picked up**. Thank you for taking others into consideration.

We have had several complaints about speeding on our road. **The community speed limit is 10 MILES PER HOUR.** If you're concerned about being late to something, consider leaving earlier so you don't need to hurry.

If you have an assigned carport and/or garage, please park your vehicle there before using the guest parking for extra vehicles. Thank you.

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